112.0	0003	0005.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	
				APPRAISED:	753,000 / 753,000
				USE VALUE:	753,000 / 753,000
				ASSESSED:	753,000 / 753,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORGAN PETER J/PATRICIA W
Owner 2:	
Owner 3:	
Street 1:	16 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORGAN PETER J -
Owner 2:	-
Street 1:	16 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .276 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1508 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12002.000	207,000		546,000	753,000
Total Card	0.276	207,000		546,000	753,000
Total Parcel	0.276	207,000		546,000	753,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.34 | /Parcel: 499.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71040

GIS Ref

GIS Ref

Insp Date 11/30/18

!8674!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,000	0	12,002.	546,000	753,000		Year end	12/23/2021
2021	101	FV	199,900	0	12,002.	546,000	745,900		Year End Roll	12/10/2020
2020	101	FV	199,900	0	12,002.	546,000	745,900	745,900	Year End Roll	12/18/2019
2019	101	FV	180,900	0	12,002.	538,200	719,100	719,100	Year End Roll	1/3/2019
2018	101	FV	180,900	0	12,002.	413,400	594,300	594,300	Year End Roll	12/20/2017
2017	101	FV	180,900	0	12,002.	390,000	570,900	570,900	Year End Roll	1/3/2017
2016	101	FV	180,900	0	12,002.	358,800	539,700	539,700	Year End	1/4/2016
2015	101	FV	180,000	0	12,002.	335,400	515,400	515,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:43:10

LAST REV

Date	Time
02/19/19	12:16:30
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8674

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN PETER J	34116-504		11/21/2001	Family	99	No	No		
PALMIERI JOSEPH	30594-273		8/27/1999		290,000	No	No		
	12577-642		1/11/1974			No	No		N

USER DEFINED

Prior Id # 1:	71040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	951	Re-Roof	6,300					
8/8/2011	828	Redo Bat	24,460	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/18/2012	Info Fm Prmt	BR	B Rossignol
3/31/2009	Meas/Inspect	189	PATRIOT
3/3/2009	Measured	189	PATRIOT
4/14/2000	Inspected	263	PATRIOT
2/3/2000	Measured	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12002		Sq. Ft.	Site		0	70.	0.65	6									546,041						546,000	

Total AC/HA:	0.27553	Total SF/SM:	12002	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	546,041	Spl Credit		Total:	546,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	89000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281214
Depreciation:	74241
Depreciated Total:	206974

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

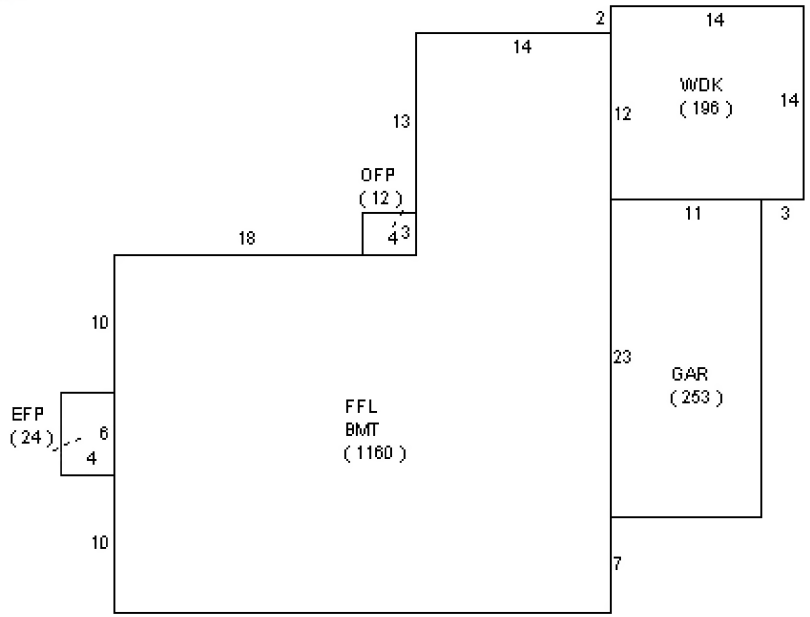
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	121.49
Special Features:	0	Val/Su Net:	73.80
Final Total:	207000	Val/Su SzAd	178.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,160	48.390	56,135
FFL	First Floor	1,160	134.990	156,584
GAR	Garage	253	24.880	6,294
WDK	Deck	196	11.100	2,176
EFP	Enclos Porch	24	72.590	1,742
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,805	Total:	223,459
Size Ad	1160	Gross Area	2805	FinArea	1508
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X7	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	